

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS



Doc#: 1334039083 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2013 02:17 PM Pg: 1 of 4

THE UNDERSIGNED LIEN CLAIMANT, **Warren F. Thomas Company**, with offices located at 33 W. 63rd Street, Westmont, Illinois ("Claimant"), hereby records a Claim for Mechanics Lien against Summit Design + Build, LLC, with offices at 1032 W. Fulton Market, Suite 300, Chicago, Illinois ("Contractor"); Prasino Rosemont, LLC, with offices located at 1846 W. Division Street, Chicago, Illinois ("Tenant"), and Fashion Outlets of Chicago, LLC, managed by Macerich Chicago Fashion Outlets, LLC with offices located at 401 Wilshire Blvd., Suite 700, Santa Monica, California (hereinafter referred to as "Owner"); and Wells Fargo Bank, NA, with a branch located at 5640 W. Touhy Ave., Niles, Illinois (herein referred to as "Lender") and all other persons or entities having or claiming any interest in the below described real estate, and in support thereof states as follows:

1. On or about April 10, 2013, Owner owned the following described real estate in the County of Cook, State of Illinois (hereinafter "Subject Property"):

See Legal Description
Attached hereto as Exhibit "A"

Subject Property is commonly known as: Prasino Restaurant
5220 Fashion Outlet Way, Suite 2315
Rosemont, Illinois 60018

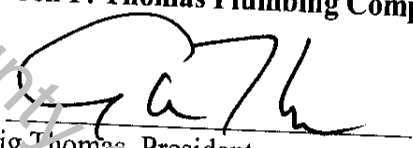
2. On or about April 10, 2013, Tenant, with the full knowledge, authority, and permission of Owner to enter into contracts for the construction of improvements on the Subject Property, entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of alterations and improvements to and for the benefit of the Subject Property.

3. By written contract dated April 24, 2013, Contractor entered into a contract with Claimant to furnish and install certain plumbing improvements and associated labor, materials, fixtures and equipment to the Subject Property in the amount of One Hundred Seventeen Thousand and Eight Hundred and 00/100 Dollars (\$117,800.00).

UNOFFICIAL COPY

4. At the special instance and request of Contractor, Claimant furnished extra and additional materials to, and extra and additional labor for, the Subject Property in the amount of Thirty Six Thousand Five Hundred and Forty and 16/100 Dollars (\$36,540.16).
5. On August 26, 2013, Claimant substantially completed all of its work as required by its subcontract and extras, for a total amount of One Hundred Fifty-Four Thousand Three Hundred and Forty and 16/100 Dollars (\$154,340.16).
6. On information and belief, the labor, materials, supplies, equipment and services provided by Claimant in the improvement of the Subject Property was done with the knowledge and consent of the Owner.
7. Contractor is entitled to credits on account thereof as follows: \$77,453.10.
8. After applying all credits, the amount due, unpaid and owing to Claimant is **Seventy-Six Thousand Eight Hundred and Eighty-Seven and 06/100 Dollar (\$76,887.06)**, for which, with interest, Claimant claims a lien on the Subject Property, the improvements located thereon, and to monies or other considerations due or to become due from Owner and/or Tenant under Tenant's contract with Contractor.
9. Notice has been duly given to Owner, Tenant, Lender, and the Contractor as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24. On information and belief notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

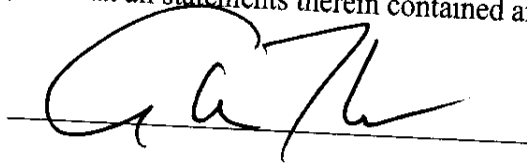
Warren F. Thomas Plumbing Company

By: 
Craig Thomas, President

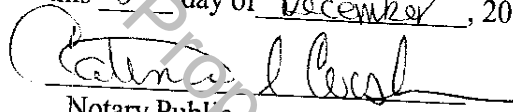
UNOFFICIAL COPY

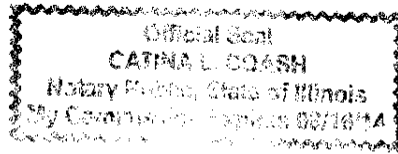
STATE OF ILLINOIS)
) SS.
COUNTY OF DuPAGE)

The Affiant, Craig Thomas, being first duly sworn, on oath deposes and says that he is President of Warren F. Thomas Plumbing Company, Claimant, that he has read the foregoing claim for lien and knows the contents thereof, and that all statements therein contained are true.



Subscribed and sworn to before me
this 5th day of December, 2013


Notary Public



This document prepared by and mail to:

Nicholas J. Johnson
Lyman & Nielsen, LLC
1301 West 22nd Street, Suite 914
Oak Brook, IL 60523
Tel: 630/575-0020
Fax: 630/575-0999

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LOT 1 IN ROSEMONT OUTLET MALL RESUBDIVISION, BEING A RESUBDIVISION OF HENRY HACHMEISTER'S DIVISION, FIRST ADDITION TO B.L. CARLSEN'S INDUSTRIAL SUBDIVISION AND B.L. CARLSEN'S INDUSTRIAL SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A RESUBDIVISION OF FOSTER-RIVER ROAD INDUSTRIAL SUBDIVISION, OWNER'S DIVISION, AND RPAC 1 SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED FEBRUARY 27, 2012 AS DOCUMENT 1205813031 IN COOK COUNTY, ILLINOIS

Lot 1 PINs:

12-09-200-051-0000	12-09-214-035-0000
12-09-200-052-0000	12-09-214-036-0000
12-09-200-053-0000	12-09-214-037-0000
12-09-200-054-0000	12-09-214-041-0000
12-09-200-055-0000	12-10-100-037-0000
12-09-200-056-0000	12-10-100-041-0000
12-09-213-009-0000	12-10-100-101-0000
12-09-213-010-0000	12-10-100-102-0000
12-09-213-013-0000	12-10-100-112-0000
12-09-213-014-0000	12-10-100-113-0000
12-09-213-015-0000	12-10-100-118-0000
12-09-213-016-0000	12-10-102-011-0000
12-09-213-025-0000	12-10-102-012-0000
12-09-213-026-0000	12-10-102-013-0000
12-09-213-028-0000	12-10-102-014-0000
12-09-214-016-0000	12-10-102-015-0000
12-09-214-017-0000	12-10-102-001-0000